

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2500 BRANDT ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2007-0189.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 22.550 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2500 Brandt Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2007.
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4 **PASSED AND APPROVED**

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6 §
7 §
8 _____, 2007 § _____
9 Will Wynn
10 Mayor
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk

EXHIBIT A

DESCRIPTION OF 22.550 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, BEING ALL OF THAT CERTAIN CALLED 40.35 ACRE TRACT OF LAND DESCRIBED IN DEED TO SLAUGHTER LANE HOLDINGS, LTD., OF RECORD IN VOLUME 12308, PAGE 771, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT A CALLED 11.901 ACRE TRACT AND A CALLED 1.495 ACRE TRACT OF LAND DESCRIBED AS TRACTS 1 AND 2 IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OF RECORD IN DOCUMENT NO. 2001165190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER **SAVE AND EXCEPT** THAT CERTAIN PARCEL 6A, CALLED TO CONTAIN 4.3849 ACRES OF LAND, DESCRIBED IN FINAL JUDGMENT IN PROCEEDINGS IN EMINENT DOMAIN IN THE PROBATE COURT NUMBER ONE, TRAVIS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2001165202, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 22.550 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1/2" iron rod found in the north right of way line of Brandt Road (R.O.W. Varies), for the southeast corner of said Slaughter Lane tract and this tract, same being the southwest corner of that certain tract of land called 3.997 acres, Tract 1, in deed to Fox & Hearn, Inc., of record in Volume 12776, Page 879, Real Property Records of Travis County, Texas, from which point a 1/2" iron rod found for the most southerly southeast corner of said Fox & Hearn tract bears N75°11'08"E a distance of 59.86 feet;

THENCE with the north right of way line of Brandt Road and the south line of said Slaughter Lane tract, the following four (4) courses:

1. S80°19'53"W a distance of 153.55 feet to a 1/2" iron rod found;
2. S84°03'56"W a distance of 187.53 feet to a 1/4" iron rod found;
3. S83°09'56"W a distance of 227.37 feet to a 1/2" iron rod with SAM, Inc. cap found; and
4. S74°40'26"W a distance of 19.22 feet to a 1/2" iron rod with SAM, Inc. cap found for the southwest corner of this tract, for the southeast corner of said Parcel 6A, same being the east right of way line of Slaughter Lane (120' R.O.W.), from which a 1/2" iron rod found in the west line of Slaughter Lane bears N38°20'00"W a distance of 528.28 feet;

THENCE with the east line of said Parcel 6A and the east right of way line of Slaughter Lane, and with the west line of this tract, N25°07'42"W passing at a

distance of 1271.60 feet a ½" iron rod found, in all a total distance of 1272.18 feet to a ½" iron rod with SAM, Inc. cap found for the northeast corner of said Parcel 6A and the northwest corner of this tract, same being in the north line of said Slaughter Lane tract and the south line of that certain tract of land described in deed to Aus-Tex Parts and Service, L.L.C., of record in Document No. 2000112882 Official Public Records of Travis County, Texas;

THENCE with the north line of said Slaughter Lane tract and the south line of said Aus-Tex tract, N19°41'05"E at a distance of 69.52 feet passing a ½" iron rod found, in all a total distance of 259.51 feet to a ½" iron pipe found for the northeast corner of said Aus-Tex tract, same being the most southerly southeast corner of Lot 1, Block A, Stone Creek Ranch Section One, a subdivision of record in Document No. 200200233, Official Public Records of Travis County, Texas;

THENCE continuing with the north line of said Slaughter Lane tract, and with the southeast line of said Lot 1, Block A, Stone Creek Ranch Section One, the following two (2) courses:

1. N19°38'54"E a distance of 208.62 feet to a ½" iron rod found; and
2. N27°43'36"E passing at a distance of 34.75 feet a 60d nail found 0.50' west of this line, in all a total distance of 95.08 feet to a ½" iron rod found for a north corner of said Slaughter Lane tract and of this tract, same being a west corner of that certain called 5.083 acre tract of land described in deed to Fox & Hearn, Inc., of record in Volume 13315, Page 1038, Real Property Records of Travis County Texas, same also being the west corner of that certain called 0.9169 acre tract of land described in deed to Fox & Hearn, Inc., of record in Document No. 2000169378, Official Public Records of Travis County, Texas, from which point a 5/8" iron rod with cap found for the most easterly southeast corner of said Lot 1, Block A, Stone Creek Ranch Section One bears N27°49'35"E a distance of 81.16 feet;

THENCE continuing with the north line of said Slaughter Lane tract, and with the southwest line of said 0.9169 acre Fox & Hearn tract, S65°17'36"E a distance of 410.57 feet to a ½" iron rod found for the northeast corner of said Slaughter Lane tract and this tract, and an interior corner of said called 0.9169 acre tract;

THENCE with the east line of said Slaughter Lane tract, the west line of said called 0.9169 acre Fox & Hearn tract, and with the west line of said called 3.997 acre Fox & Hearn tract, S20°59'01"E a distance of 1529.26 feet to the **POINT OF BEGINNING** and containing 22.550 acres of land within these metes and bounds.

Bearing Basis: Texas State Plane Coordinate System NAD 83(CORS), Central Zone.

Reference is herein made to the Land Title Survey accompanying this metes and bounds description.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

I, Brian D. Scott, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was surveyed on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas the date shown below.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

DATE: November 8, 2007

 11/8/07

Brian D. Scott, RPLS, PS
Registered Professional Land Surveyor
No. 5280 - State of Texas

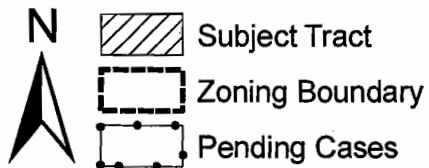
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ZONING EXHIBIT 13

ZONING CASE#: C14-2007-0189.SH
ADDRESS: 2500 BRANDT RD
SUBJECT AREA: 22.55 ACRES
GRID: G13
MANAGER: W. RHOADES



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

